

PID 073-032-01
600 Charlotte MRP LLC
902 CLINT MOORE RD
SUITE 220
BOCA RATON FL 33487

PID 073-031-02, 10-17, 19-23, 25, & 27
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 073-031-18, 24 & 26
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

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TRYON PLACE

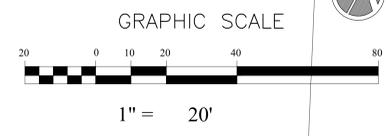
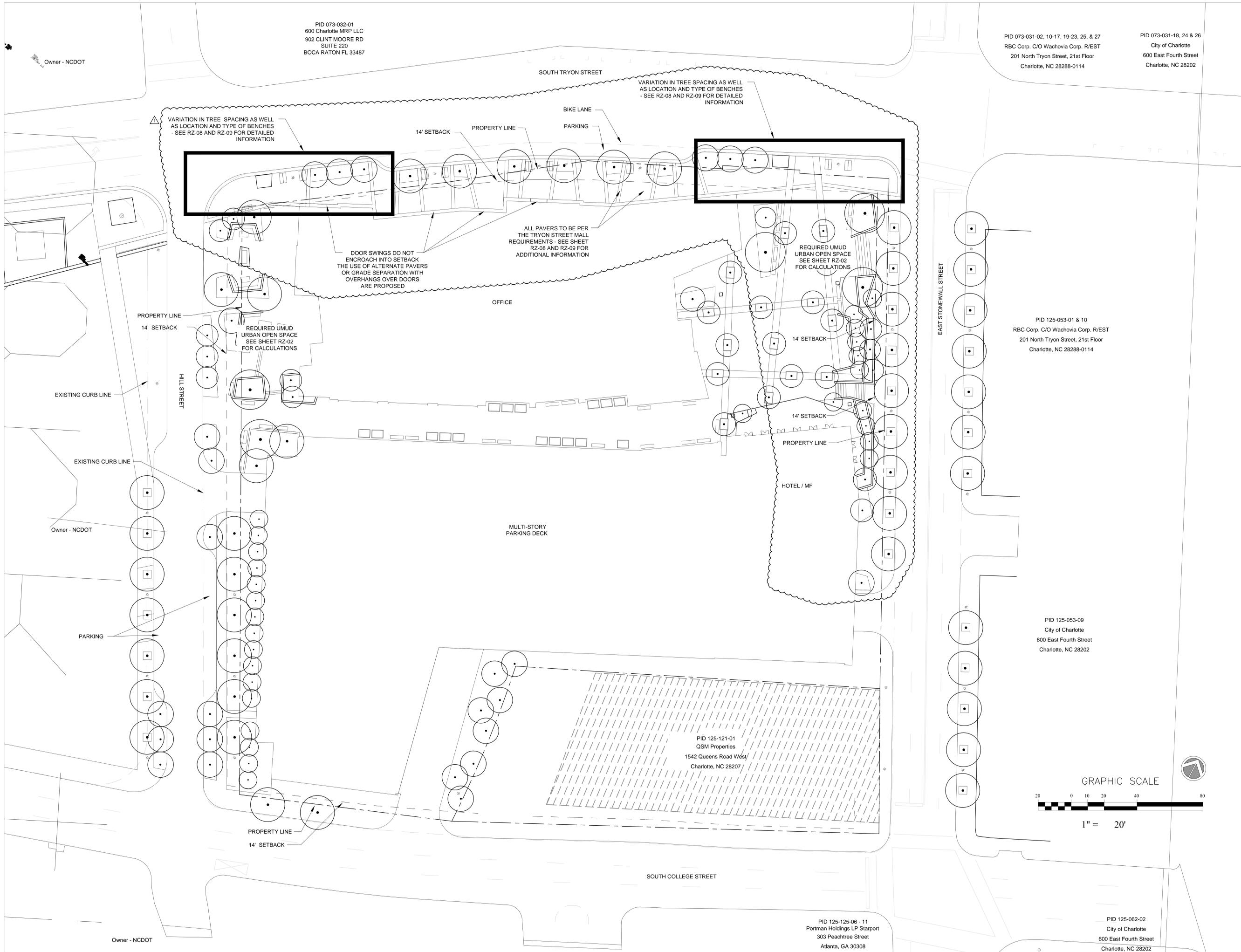
PID 125-053-01 & 10
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 125-053-09
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

PID 125-121-01
QSM Properties
1542 Queens Road West
Charlotte, NC 28207

PID 125-125-06 - 11
Portman Holdings LP Starport
303 Peachtree Street
Atlanta, GA 30308

PID 125-062-02
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202



ISSUE FOR		
Rezoning Petition 2014-079		
ISSUE DATE		
06/19/14		
NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14
PROJECT TEAM		
PRINCIPAL IN CHARGE		
EDDIE PORTIS, AIA, LEED ^{AP} BD-C		
PROJECT MANAGER		
FRANK DEBOLT, AIA, LEED ^{AP} BD-C		
PROJECT ARCHITECT		
CHRISTOPHER HOYT, AIA		
PROJECT NAME		
TRYON PLACE OFFICE		
601 SOUTH TRYON CHARLOTTE, NC		
PROJECT NO.		
132.9153.00		
SHEET TITLE		
TECHNICAL DATA SHEET		
SHEET NUMBER		
RZ-01		

1. General Provisions

The purpose of this Rezoning Petition is to obtain approval of "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-02, 125-121-03 and 125-121-05 (the "Site").

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

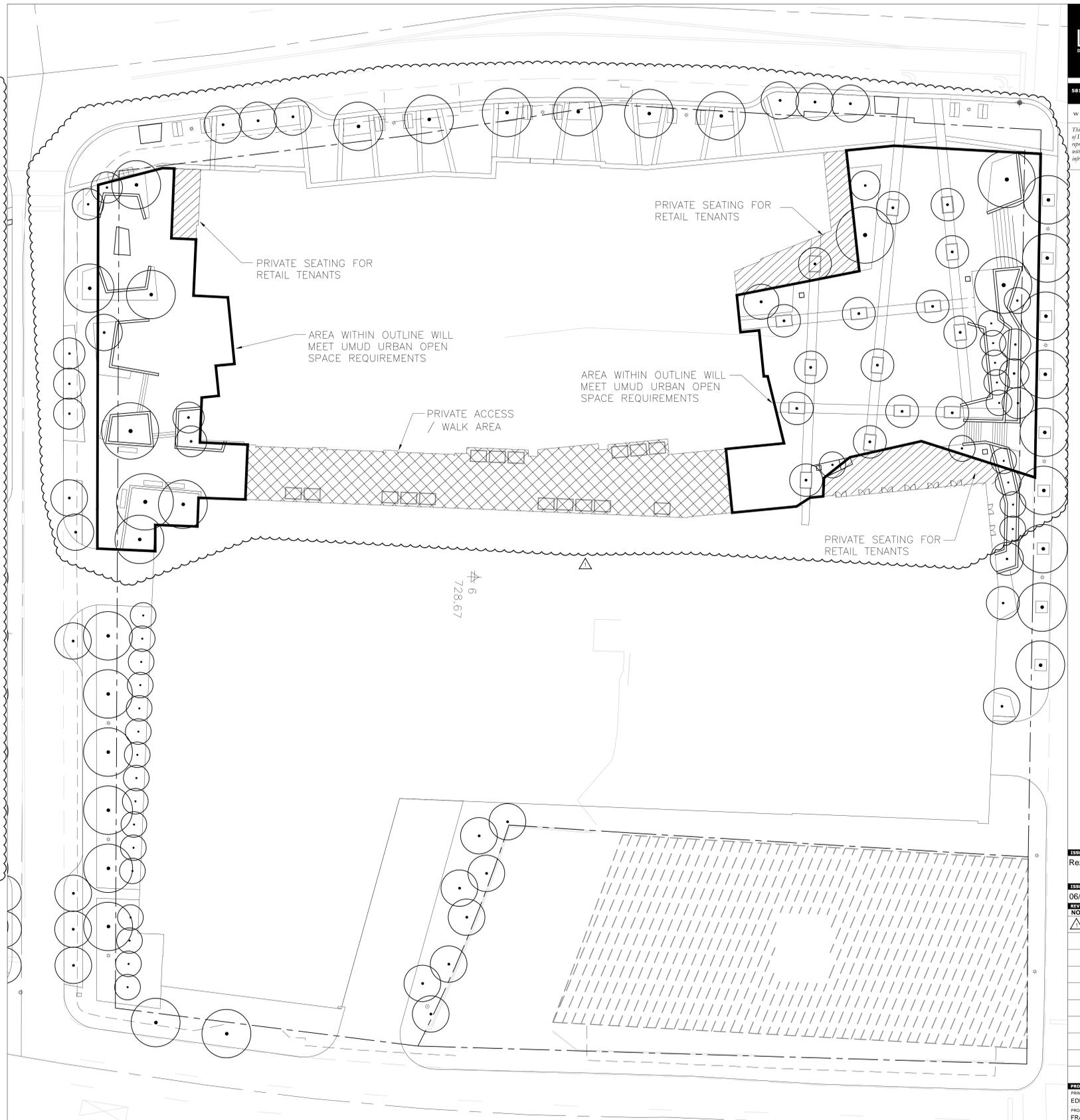
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. UMUD Optional Provisions

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits.
- (c) Deviations from the paving system requirements established under Section 9.906(2)(a) of the Ordinance to allow the use of pavers and/or other materials within the right-of-way in order to highlight the entrance to the proposed building's main entrance on Tryon Street, subject to the approval of a related Encroachment Agreement. Alternate pavers within the right-of-way shall be allowed only in the area identified on the Technical Data Sheet.
- (d) Deviations from the street tree standards established under Section 9.906(2)(g) of the Ordinance to accommodate alternate tree location and spacing along Hill Street and within the areas along Tryon Street that are specifically identified on the Technical Data Sheet.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. Unless otherwise approved by the Planning Director, the temporary retail vendor zones may accommodate, but shall not be limited to, push-carts, tents, stands, tables, wagons, and trailers. The temporary retail vendor zones shall be allowed only in the locations specified on the Technical Data Sheet.
- (f) Deviations from the setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans, in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along the Site's Stonewall Street frontage. Structures with the reduced setback area shall be limited to retaining walls and other features necessary to accommodate a publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area, and any walls within the reduced setback area shall incorporate plantings, artistic designs, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.



DEVELOPMENT DATA TABLE

Site Area:	3 acres +/-
Tax Parcels:	125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

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PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED[®] AP BD-C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED[®] AP BD-C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE

601 SOUTH TRYON
CHARLOTTE, NC

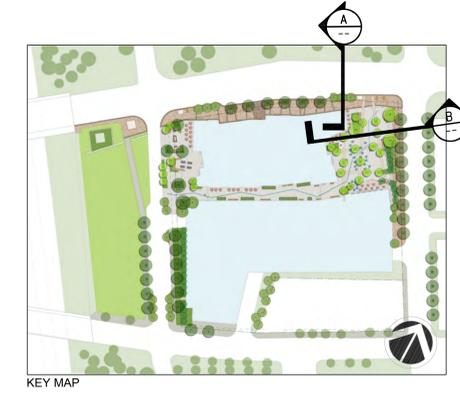
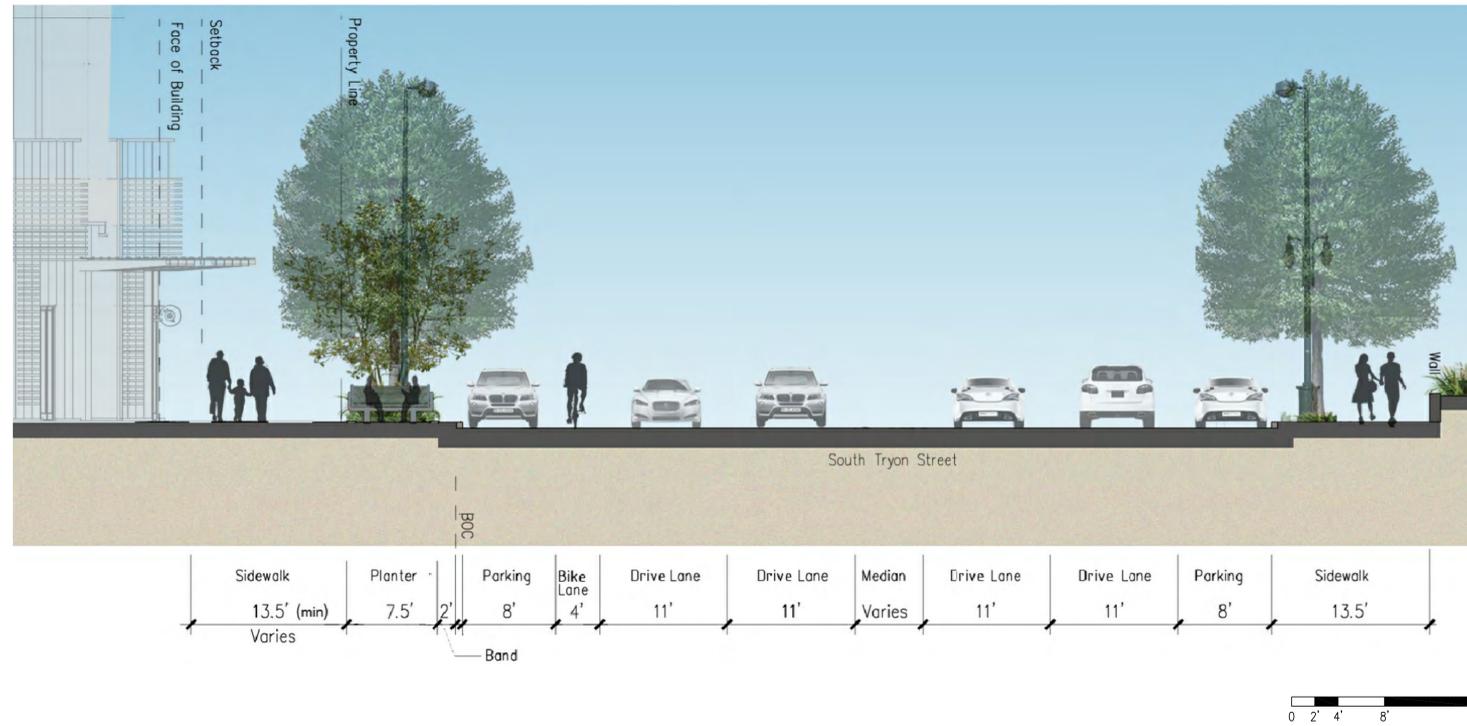
PROJECT NO.
132.9153.00

DEVELOPMENT
STANDARDS
AND
REQUIRED UMUD
URBAN OPEN SPACE
CALCULATIONS

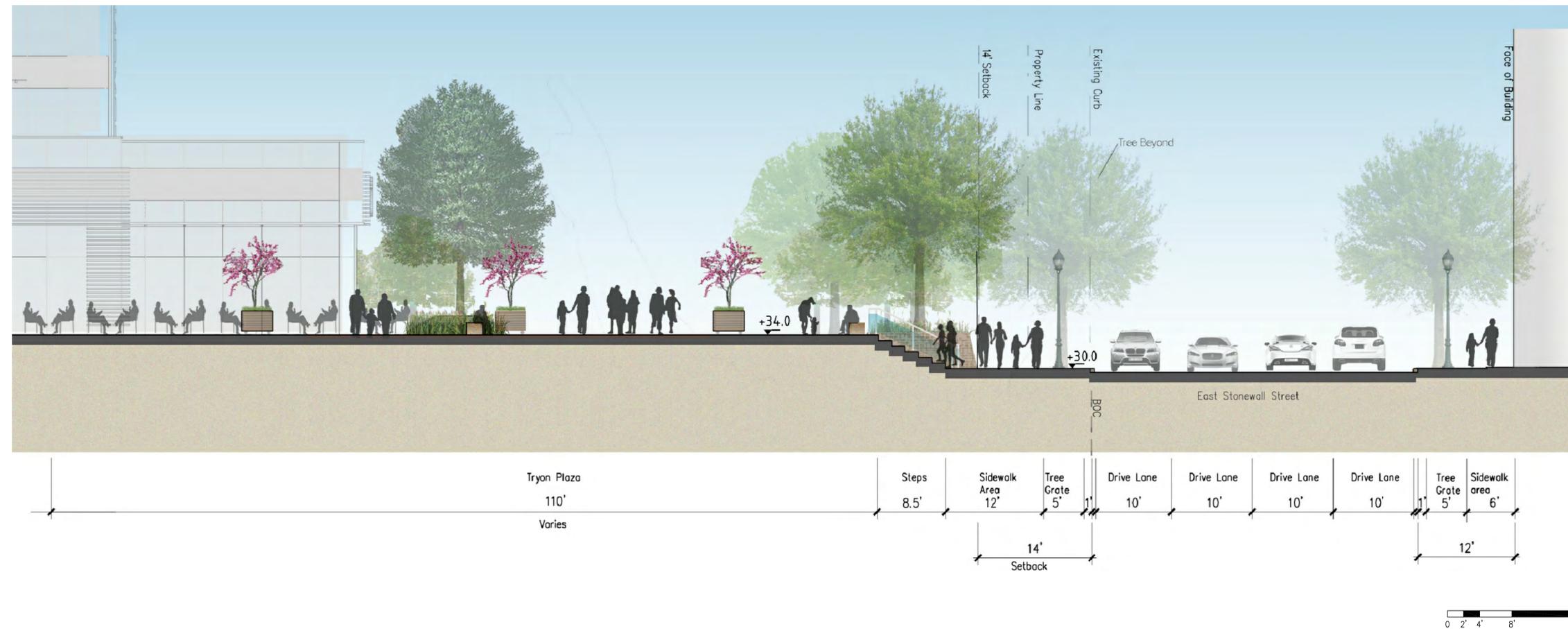
SHEET NUMBER

RZ-02

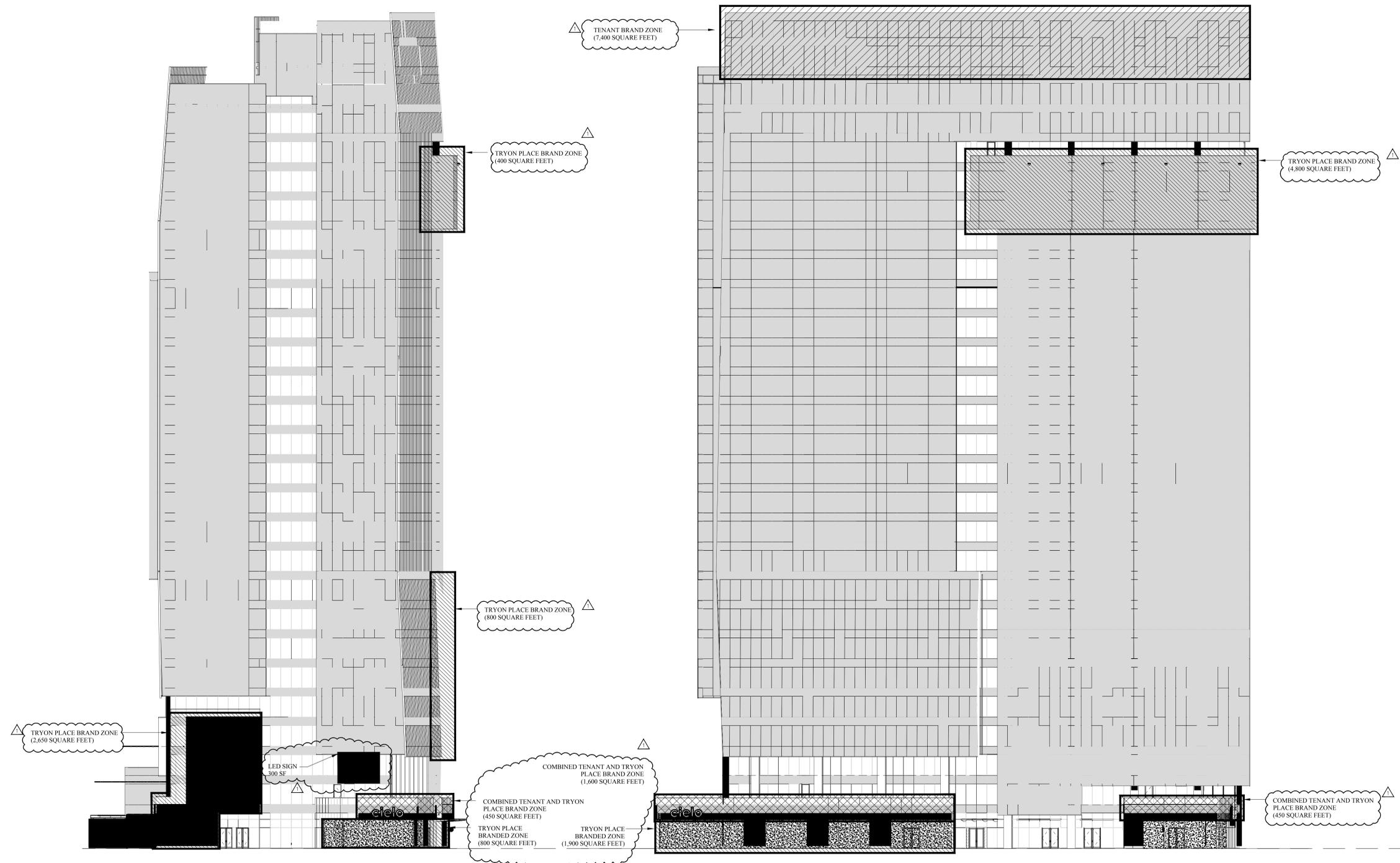
STREET CROSS SECTIONS



A TRYON STREET

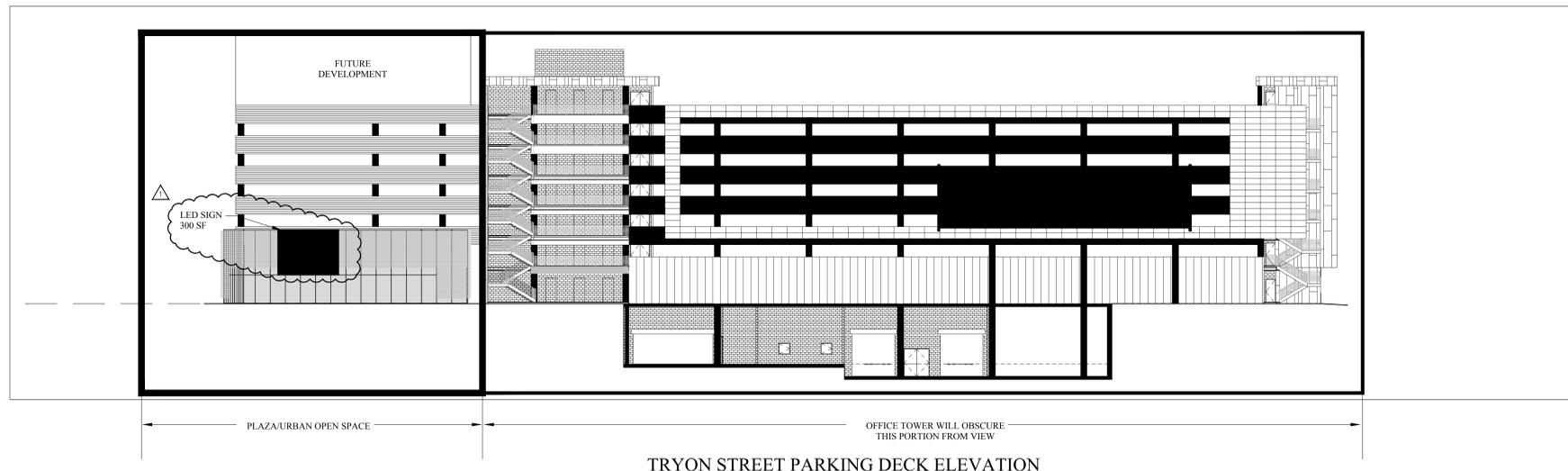


B STONEWALL @ TRYON PLAZA



STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

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CHARLOTTE, NC

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SHEET TITLE
SIGN ZONES

SHEET NUMBER
RZ-06



Legend

- ① Building entry, color and pattern to announce arrival into entry zone (see sheet RZ-09)
- ② Paving, color and material to match Tryon Mall standard (see sheet RZ-09)
- ③ Retail vendor zone (see sheet RZ-09)
- ④ Tryon Plaza monument signage
- ⑤ "Movable" trees (see sheet RZ-09)
- ⑥ Outdoor dining terrace
- ⑦ Fireplace (see sheet RZ-09)
- ⑧ Bike rack
- ⑨ Wayfinding signage
- ⑩ Media towers (4)
- ⑪ Retaining wall
- ⑫ Seat walls
- ⑬ Tryon Plaza paver (see RZ-09)
- ⑭ Additional Tryon street trees (see RZ-09)

